### Staff Summary Report



To: Mayor and City Council Through: City Manager

Agenda Item Number <u>51</u> Meeting Date: <u>09/05/02</u>

**SUBJECT:** 

**COSTCO #SGF-2002.49** 

PREPARED BY:

Hector Tapia, Senior Planner (480-350-8331)

**REVIEWED BY:** 

Steve Venker, Planning & Zoning Manager (480-350-8331)

**LEGAL REVIEW BY:** 

N/A

**BRIEF:** 

**COMMENTS:** 

This is the second public hearing for Costco for a 10<sup>th</sup> Amended General and Final Plan of Development for Price Club Plaza I to expand Costco Wholesale store (Parcel "A") located at 1445 West Elliot Road.

**PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **COSTCO** (Costco Wholesale Inc., Kim Stever, property owner) for a building addition to the existing Costco store located at 1445 West Elliot Road. The following is requested from the City of Tempe:

**#SGF-2002.49** A 10<sup>th</sup> Amended General Plan of Development for Price Club Plaza I and a Final Plan of Development for Parcel "A" to expand Costco by 11,200 s.f. at the west side of the building and 936 s.f. for a food services expansion along the north side of the building, increasing the total size of the Costco building to 142,136 s.f. The total Price Club Plaza I includes 442,815 s.f. of building area on 39.6 net acres in the PCC-2 Zoning District, located at 1445 West Elliot Road.

Document Name: 20020905devsrh13

**Supporting Documents: Yes** 

**SUMMARY:** 

This request is to amend the existing Price Club Plaza I plan of record to add an 11,200 s.f. building addition at the west side of the existing Costco Wholesale store. This request also includes a 936 s.f. addition at the middle portion of the front of the store to accommodate a food services expansion (under the existing canopy). The requested changes are in Parcel "A" only. No changes are proposed for the existing 6,880 s.f. tire center. The total new building area within Parcel "A", with those additions, is 154,435 s.f. This Costco expansion requires the deletion of 40 parking spaces and a landscape area located at the west side of the existing building. New landscape islands were added, west of this addition and south of the tire center. The total required parking spaces for Costco is 648 and the parking provided is 796. No building setback or parking variances are necessary for this expansion. On July 23, 2002, Planning Commission approved this request on their consent agenda and on August 8, 2002, City Council held the first public hearing. Staff supports this request subject to conditions. To date, no public input has been received.

**RECOMMENDATION:** 

Staff – Approval

Planning Commission - Approval

Public - None to date

### **ATTACHMENTS:**

- 1. List of Attachments
- 2. History & Facts
- 3. Description
- 4. Comments / Reasons for Approval
- Conditions of Approval 5.
- A. Location Map
- B. Letter of Explanation/Intent
- C. Amended General Plan of Development
- D. Final Plan of Development, Parcel A
- E. Elevations
- F. Floor Plan
- G. Landscape Plan
- H. Grading and Drainage Plan
   I. Recorded 9<sup>th</sup> Amended General and Final Plan of Development
- Aerial Photo J.

HISTORY & FACTS: December 15, 1988.	City Council approved a zoning change from I-1 to PCC-2 for Price Club Plaza, consisting of 447,780 s.f. on 39.68 net acres and a Final Plan of Development for Price Club itself on Parcel "A".
March 27, 1989.	City Council approved a Final Plan of Development for Home Base (formerly called Home Club) consisting of 113,600 s.f. on Parcel "B".
January 11, 1990.	City Council approved a Final Plan of Development for Drug Emporium consisting of 45,875 s.f. on Parcel "B".
June 19, 1990.	The Hearing Officer approved a use permit for Price Club to allow outdoor dining and food service for the Price Club on Parcel "A".
April 15, 1993.	City Council approved an Amended General and Final Plan of Development for Price Club itself on Parcel "A" with a use permit and variance to allow a 2,500 s.f. expansion of the existing tire store, subject to conditions.
September 8, 1994	Council approved an Amended Plan of Development to allow an expansion of Price Club and construction of Staples and Tutor Time on Parcel "B" in Price Club Plaza.
June 1, 1995	Council approved an Amended General and Final Plan of Development a use permit and a variance to allow a veterinary clinic on Parcel "B" in Price Club Plaza.
September 11, 1997	Council approved an Amended (#6) General and Final Plan of Development for Price Club Plaza I (Parcel "B") and an Amended Subdivision Plat for 7 lots and setback variances for lots 5 and 6.
October 16, 1997	Council approved an Amended General and Final Plan of Development, including a use permit to add a CostCo's Automated Fueling facility.
June 3, 1999	Council approved an Amended General and Final Plan of Development, including a use permit to add an additional fuel pump island to the existing CostCo's Automated Fueling facility.
July 23, 2002.	Planning Commission approved the Amended General and Final Plan of Development for the CostCo Wholesale Store 11,200 s.f. building addition at the west end of the existing building and a 936 s.f. addition at the middle portion of the front of the store to accommodate a food services expansion (under the existing canopy).
August 1, 2002.	City Council introduced this request.

### **DESCRIPTION:**

Owner - Costco Wholesale Inc., Kim Stever (Parcel "A")

Applicant - Mark Schaefer, WRG Design, Inc

Architect - MulvannyG2 Architecture

Existing zoning – PCC-2

Total site area:

### Price Club Plaza I

Site Area –

39.62 net acres

Building Area –

442,815 s.f.

### Parcel A:

### Costco Wholesale Site, PAD A - Black Eyed Pea

Site Area -

15.98 net acres

Building Area Parcel "A"

Costco -

142,016 s.f. (includes existing + additions)

Tire Center -

6,880 s.f.

Black Eyed Pea -

5,419 s.f.

Total:

154,435 s.f.

Lot Coverage -

23%

Parking required -

648 spaces

Total Parking provided -

796 spaces

Bicycle parking required -

52 spaces

Bicycle parking provided -

14 spaces (previously approved variance)

Min. Required Landscaping - 20%

Provided Landscaping -

19.1% (previously approved variance)

### **COMMENTS:**

This request is to amend the existing Price Club Plaza I plan of record to add an 11,200 s.f. building addition at the west end of the existing Costco Wholesale store located at the southeast corner of Priest Drive and Elliot Road. This request also includes a 936 s.f. addition at the middle portion of the front of the store to accommodate a food services expansion under the existing canopy.

The Final Plan of Development request is for the changes in Parcel "A" only. No changes are proposed for the existing 6,880 s.f. Tire Center or to PAD A where the 5,419 s.f. Black Eyed Pea restaurant is located. The total new building area within Parcel "A", with those additions, is 154,435 s.f. The Costco building is 142,136 s.f.

### **Parking**

This Costco expansion requires the deletion of 40 parking spaces. The total required parking spaces for Costco is 648 and the parking provided is 796. Although during special days the parking lot appears to be full, the parking spaces south of the tire center or south of the Automatic Fuel center Facility are available most of the time.

### Landscaping

The landscape area located at the west side end of the existing Costco building will be deleted, but new landscape islands were added, west of this addition and south of the tire center.

No building setback or parking variances are necessary for this expansion. On July 23, 2002, Planning Commission approved this request on their consent agenda. Staff recommends approval subject to conditions. To date, no public input has been received.

### REASON(S) FOR APPROVAL:

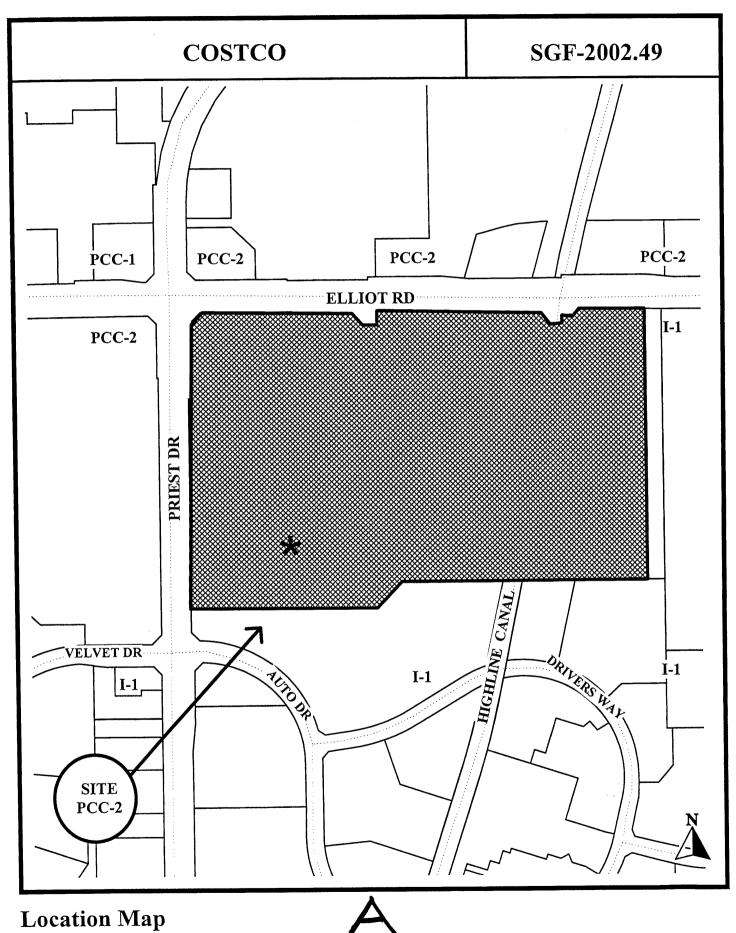
1. The proposed addition creates no variances or the need for a use permit.

The proposed parking supply should be sufficient to meet the demand. The benefits of the Costco expansion out weight any concerns, if any.

### **CONDITION(S) OF APPROVAL:**

- 1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
  - b. Off-site improvements to bring roadways to current standards include:
    - (1) Water lines and fire hydrants
    - (2) Sewer lines
    - (3) Storm drains.
    - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
  - c. Fees to be paid with the development of this project include:
    - (1) Water and sewer development fees.
    - (2) Water and/or sewer participation charges.
    - (3) Inspection and testing fees.
  - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
- 2. a. All street dedications shall be made within six (6) months of Council approval.
  - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
  - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe Section 25.120.
- 3. This plan shall be recorded prior to the issuance of permits, and shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
- 4. The Amended General and Final Plan of Development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe Development Services Department, on or before September 5, 2003. The Planning Division prior to recordation shall review details of the document format.





## COSTCO WHOLESALE Warehouse

Letter of Explanation / Intent

Tempe, Arizona June 25, 2002

Applicant:
Costco Wholesale
999 Lake Drive
Issaquah, WA 98027

Prepared by: WRG Design, Inc. 4808 N. 22<sup>nd</sup> Street Phoenix, AZ 85016

JUN 2 5 2002

SGT.2002.49

B

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### I. DEVELOPMENT TEAM

Property Owner/Applicant:

Costco Wholesale

999 Lake Drive

Issaquah, WA 98027 Phone: 425/427-7554 Fax: 425/313-8105 Contact: Kim Stever

Planning:

WRG Design, Inc. 4808 N. 22<sup>nd</sup> Street Phoenix, AZ 85016 Phone: 602/977-8000 Fax: 602/977-8099

Contact: Mark Schaefer, P.E.

Civil Engineer/ Landscape Architect:

WRG Design, Inc.

4808 N. 22<sup>nd</sup> Street Phoenix, AZ 85016 Phone: 602-977-8000 Fax: 602-977-8099

Contact: Mark Schaefer, P.E.

Architect:

Mulvanny.G2 Architecture 1110 112<sup>th</sup> Avenue NE, Suite 500

Bellevue, WA 98004 Phone: 425/463-2000 Fax: 425/463-2002 Contact: Kenn Roberts

### II. SITE INFORMATION

Site Address:

1445 W. Elliot: Tempe, AZ 85284

Tax Map:

Section 16

Township 1 South Range 4 East

**Existing Zoning:** 

PCC-2

**Existing Site Size:** 

14.9 acres NETACKES

Existing Costco Warehouse Size:

130,000 square feet (2.98-acres)

Existing Costco Tire Center Size:

6.880 square feet (0.16-acres)

Total Existing Building Size:

136,880 square feet (3.14-acres)

New Warehouse Addition:

11,200 square feet (0.26-acres) + 936 S.f. Foon SERVICES

Total Proposed Building Size:

148,080 square feet (3.40-acres)

Proposed Open Space

2.8-acres (19% of Costco Site)

Total Existing Parking Spaces:

835

**Total Parking Spaces** 

After Improvements:

285 796

Handicapped Parking Spaces:

18

### III. SITE DESCRIPTION

The site of the proposed improvement is an existing commercial warehouse located on a parcel within the existing Price Club Plaza I Development. The Price Club Plaza I Development consists of 39.6 acres of commercial and retail buildings. It is located at the southeast corner of Priest Drive and Elliot Road. The Costco site is bounded to the north by Elliot Road, to the west by Priest Drive, to the south by an existing Enterprise car rental company, and to the east by an abandoned Home Base building and parking lot (located with the Price Club Plaza I Development).

Costco Wholesale is a cash and carry retail/wholesale operation, selling high quality national brands and private label merchandise for commercial and personal use. It also sells to individuals who are members of selected employee groups. Warehouse hours of operation are typically Monday through Friday from 10:00 AM to 8:30 PM, Saturday 9:30 AM to 6:00 PM, and Sunday 10:00 AM to 5:00 PM. Delivery hours generally occur from 6:00 to 10:00 AM.

### IV. PROPOSAL SUMMARY

Costco is proposing to expand the existing building by 11,200 square feet, increasing the total size of the building from 130,000 square feet to 141,200 square feet. The new building addition will be constructed on the west side of the building. The purpose of the addition is for additional rack and merchandise display space within the proposed building.

The proposed building expansion will result in the loss of 40 parking stalls, as the total count of Costco parking will be reduced to 835 to 795. However, despite the fact that the site will be losing 40 parking stalls, the development will continue to exceed the minimum parking requirement of 644 spaces (per Section 4-302 of the Tempe Zoning Ordinance No. 808, effective Dec 15, 2000).

The proposed building expansion will also include the addition of 14 bike racks. The bike racks are proposed per Tempe standard detail T-578 and will be located adjacent to the existing Costco Tire Center (See Site Plan, Sheet D1). It is anticipated that a majority of the bike trips to the Costco site will be made by employees. Due to the sale of bulky merchandise, customer bike trips are anticipated to be minimal. Under existing Variance Case #SGF -88.59 for Parcal A of the Price Club Plaza, only 7 spaces are currently required on this site. This number will be doubled with the proposed expansion.

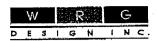
The proposed building expansion will result in the loss of 11 existing Elm trees located adjacent to the building (See Landscape Plan, Sheet L1). These trees will be replaced with new Elm trees to be located in proposed landscape islands and diamond planters within the parking lot west of the expansion as well as adjacent to the loading dock screen wall south. These trees will maintain the existing landscape coverage in this area as well provide additional screening at the loading dock wall.

The proposed grading and drainage for this site will act in the same manner as it currently does. Currently building roof drains on the west side of the Warehouse are directed into the west parking lot. The parking lot sheet flows west, away from the building and is directed into a concrete valley gutter, which flows south through the parking lot to an existing catch basin on the south side. With the building expansion, a portion of the west parking lot adjacent to the building will be removed and raised to match the proposed building addition grades. Also the north end of the concrete valley gutter will shift west slightly to minimize the parking lot slopes in this area. The impervious area for this drainage basin will be relatively the same as currently exists.

Currently, as-built and topographical survey information indicates no utilities located within the building expansion area. Therefore disturbance of existing site structures or utilities is not anticipated.

### V. CONCLUSION

The proposed building expansion and parking lot improvements will enhance service to warehouse members and can meet all applicable city zoning and design standards. The proposed development complies the City's Zoning Ordiance and can meet all relevant design standards.



### MEMORANDUM VIA FAX

To:

Dee Dee Kimbrell, City of Tempe

480-350-8872

JUN-28-02 9:13;

From:

Mark Schaefer, P.E.

Cc:

Kim Stever, Costco Wholesale Inc.

Kenn Roberts, MulvannyG2 Architecture

425-313-8105

425-463-2047

Date:

6-28-02

Project:

Costco Expansion, Tempe AZ

City #:

DS020480

WRG#:

4022589

Re:

**Updated Project Data** 

Pages:

3



CIVIL ENGINEERING



LANDSCAPE ARCHITECTURE



LAND

Dee Dee-

JUNE.

On Tuesday, July 25, we submitted to Planning and Zoning for a Development Plan Amendment for the above Costco Expansion project located at 1445 W. Elliot Road.

Please accept the following updated project data worksheet which reflects the 936 square foot Food Services Expansion of the existing Costco Warehouse Building. This expansion was proposed on the Schematic Floor Plan, Sheet P2.1-14, with our submittal however was not reflected within the project data information listed on the Site Plan, Sheet D1. With the addition, the Total New Building square footage will be 149,016 square feet.

I have also updated the project data information listed on the Schematic Elevations, Sheet P3.1-03 to reflect this as well.

I hope that this does not create any confusion. If you have any questions or need any further clarifications on this please do not hesitate to call. Thank you for your understanding in this matter.

4808 N. 22nd St. Suite 150 Phoenix, AZ 85016

PH 602/977-8000 FX 602/977-8099

www.wrgd.com

RECEIVED

02 JUN 28 AM 9: 14

TEMPE - SEVEL OF MENT
SEBUCIOS OF PENETRINITY

TEMPE - SEVEL OF

.IIIN 2 8 2002

### PROJECT DATA

CLIENT:

COSTCO WHOLESALE

999 LAKE DRIVE

ISSAQUAH, WA 98027

PROJECT ADDRESS:

1445 W. ELLIOT ROAD

TEMPE, AZ 85284

SITE AREA:

14.9 ACRES (648,186 S.F.)

BOUNDARIES INFORMATION:

THIS PLAN HAS BEEN PREPARED BY USING MULVANNY ARCHITECTS SITE PLAN DATED 5/12/99, AND WRG TOPOGRAPHICAL SURVEY

DATED JUNE 2002

SUBMITTED BY:

WRG DESIGN INC.

BUILDING DATA:

EXIST. BUILDING AREA

130,000 S.F.

EXIST, TIRE CENTER

6,880 S.F.

TOTAL EXIST'G BUILDING

136,708 S.F.

NEW BUILDING ADDITION

11,200 S.F.

FOOD SERVICES EXPANSION

936 S.F.

TOTAL NEW BUILDING

149,016 S.F.

% OF LOT COVERAGE

كتكتب

PARKING DATA:

EXISTING PARKING:

835 STALLS

REVISED PARKING:

STANDARD STALLS:

777 STALLS

HANDICAP STALLS:

18 STALLS

TOTAL NEW PARKING

795 STALLS

TOTAL PARKING (LOST):

40 STALLS

PARKING REQUIRED:

648 STALLS

/1\

LANDSCAPE REQUIRED:

15%

ANDSCAPE REGUIRED

OTHER:

SETBACKS:

FRONT

REAR

SIDE

\_\_\_\_\_

60'+ 60'+ 50'

ZONING:

, 30 !

PERMITS/VARIANCES REQUESTED:

BUILDING

PCC-2

CONSTRUCTION TYPE:

TYPE II-N

HEIGHT OF BUILDING:

29'-6"

.....

25 - 0

SPRINKLER SYSTEM PER TEMPE UBC:

YES

NOTES: EXISTING CONDITIONS TO BE FIELD VERIFIED.

RADING AND DRAINAGE SEE SHEET D2 Ba

UPDATED PER SCHEMATIC FLOOR PLAN



TEMPE #436 1445 W. ELLIOT ROAD **TEMPE, AZ 85284** 

# MULVANNY G2

1 425.463.2000 | 1 425.463.2002 1110 112TH AVE. NE | SUITE 500 BELLEVUE, WA | 98004

MulvannyG2.com

JUNE 12, 2002 94-047 E

936 Š.F.

149,016 S.F.

AND REMODEI BUILDING ADDITION

P3.1-03

# ROJECT DATA

**BUILDING DATA:** 

6,880 S.F. 130,000 S.F. **EXIST. BUILDING AREA** 

EXIST. DETACHED TIRE CENTER

TOTAL EXIST. BUILDING

136,880 S.F.

11,200 S.F.

**NEW BUILDING ADDITION** 

FOOD SERVICES EXPANSION

TOTAL NEW BUILDING

MY UPDATED PER SCHEMATIC FLOOR PLAN

JUNE 12, 2002

### 10TH AMENDED GENERAL AND FINAL PLAN OF DEVELOPMENT FOR

## PRICE CLUB PLAZA I

PLAZA 1

ELUOT ROAD

WARNER ROAD

QUADALUPE ROAD

PARCEL A COSTCO BUILDING EXPANSION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

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THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND HEREBY APPROVE THE DEVELOPMENT AS SHOWN.		26	20	14.99%		3 67,106 a.f.	٠, <u>١</u>	38.875/ AC.	JIB AC		13.98 AC.	HET ACREAGE	
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PROJECT TEAM

ARCHITECT

COSTCO WHOLESALE 999 LAKE DRIVE ISSAQUAH WA 98027 (425)313-6312

OWNER/DEVELOPER

SCAT. 2002.4A OCCUPANCY GROUP:
CONSTRUCTION TYPE:
BUILDING HEIGHT:
SPRINKLER SYSTEM PER
CITY OF TEMPE UBC:
YES MULVANNYG2 ARCHITECTURE 1110 112TH AVE. NE BELLEVUE WA 98004 (425)463-2000 WRG DESIGN INC.
4808 N 22nd STREET
PHOENIX, ARIZONA
(602) 977-8000 GOVERNING CODE: ZONING: APPLICANT/PLANNING B TYPE II-N 29'-6" 1994 U.B.C. PCC--2

CASE #567 - 88.58
CASE #567 - 90.13
CASE #567 - 90.20
CASE #567 - 93.03
CASE #567 - 93.31
CASE #567 - 93.31
CASE #567 - 95.37
CASE #567 - 95.37
CASE #567 - 97.81

), ALLOW ADDITIONAL ISLAND AND (2) DISPENSERS TO EXISTING GAS STATION APPROVED BY CASE  $\phi$  SQF - 97.61

ASE #SGF - 99.38

CLOS. (SOF) — 88-59

LINES TRANSPORT OF CONTRACT FROM 273% TO JASS.

LINES TRANSPORT FROM 273% TO JASS.

LINES TRANSPORT OF CONTRACT FROM 273% TO JASS.

LINES TRANSPORT OF CO

H, HODELSE ALLOWED BULDING COVERAGE FRAM 25% TO 27.5% (27.5% WITH CAMPES, 27.5% OPERAL).

L ALLOW RETIRIEN M PIECE FREST, OF SUITE ADADAY TO DELIVE ROUD IN THE SUITHWEST OPERALY DETRICIT.

L MANK REQUIRED LANGUAGE PREMISHING PROPEY IS SPALES AT CERTAIN LOCATIONS.

K REDUCE REQUIRED DEPTICE PREMISH OF THE STATE STATES.

L REDUCE REQUIRED DESC VAIO SETBACK AT PAO °C' FROM 60° TO 35° (30° AT THE SWE).

CASE #SGF - 97.81

\*ALLOW A GASOLINE STATION ON THE PCC-2 DISTRICT

CASE ASGF - 88.59

VARIANCES GRANTED

A COUNTE RELIGIOU D'AIRT DES PROS PERLOC FIRM ME 10 C 100 OF 100 HE 10 E 100 E 100 HE 10 C 100 OF 100 HE 10 C 100 OF 100 HE 10 C 100 OF 100 OF

CASE #SOF - 97.61

ALLOW A GASQUME STATION TO BE LOCATED AWAY FROM AM INTERSECTION ON AM ARTEMAL STREET. WAVE REQUIRED O' MANIMUM SCREEN WALL AND THE REQUIRED O' MANIMUM LANDSCAPE STREE.

CASE #SGF — 93.10

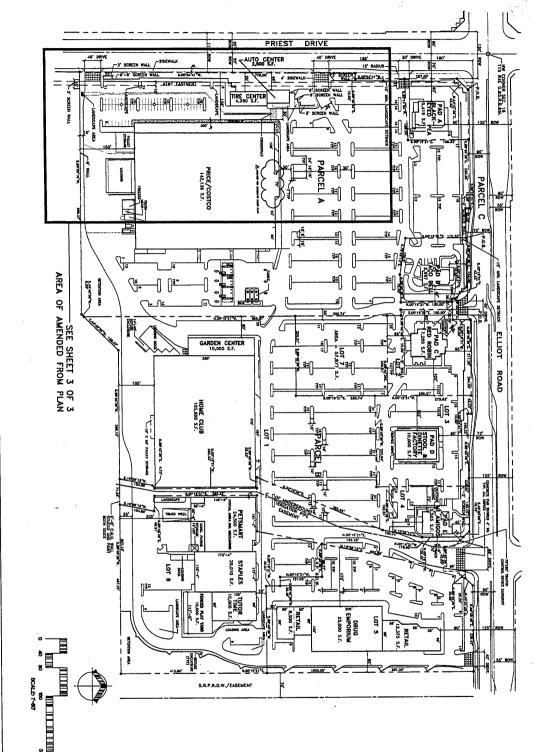
\* REDUCE THE RECURRED MANAMA STREET SIDE YARD SETBACK FROM 80' TO 46'
TO ACCOMMODATE A 2,500 S.F. EXPÁNSION OF THE EXISTING THE STORE.

CASE #SGF - 93.03 \* REDUCE THE MINIMUM REQUIRED REAR-YARD SETBACK FROM 60' TO 26' IN THE PCC-2 DISTRICT.

PRICE CLUB PLAZA I

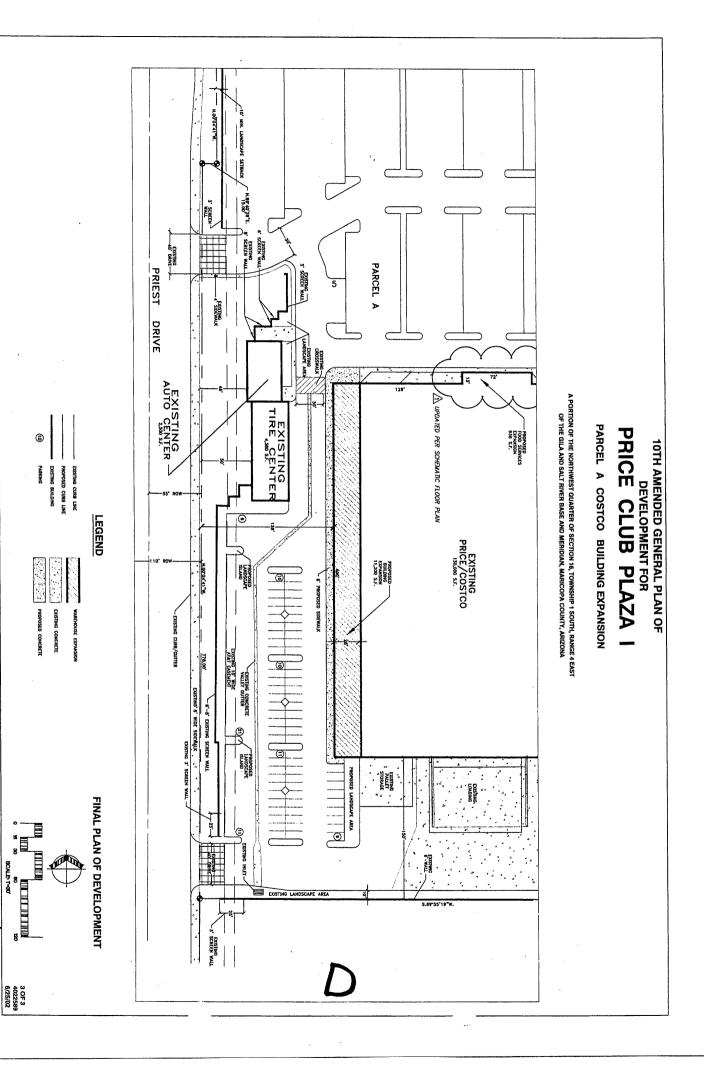
PARCEL A COSTCO BUILDING EXPANSION

OR THE GUI A AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, RANGE 4 E

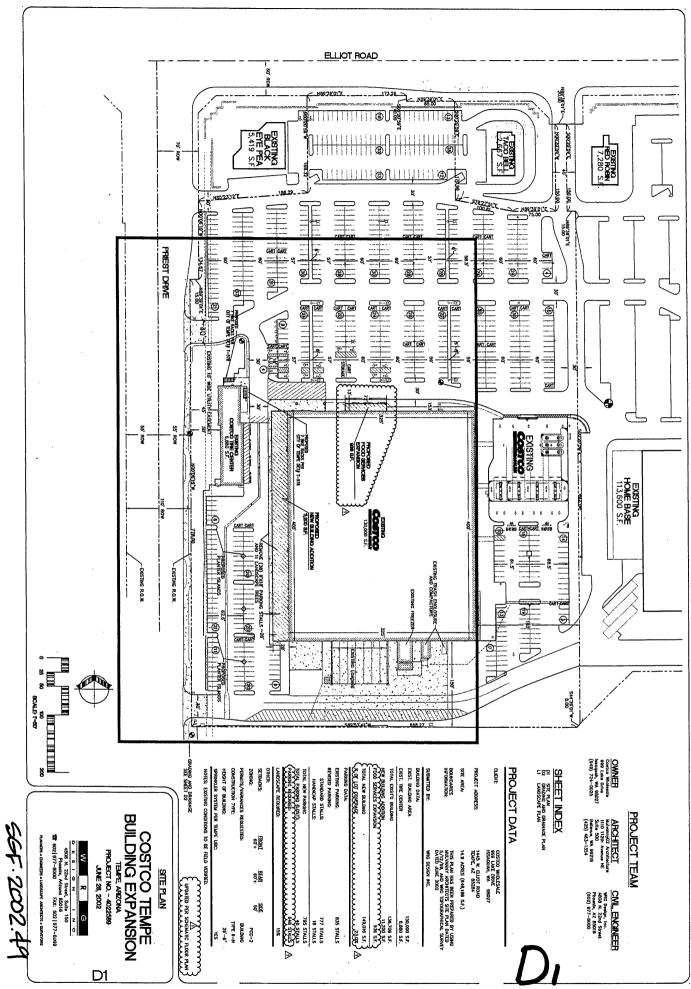


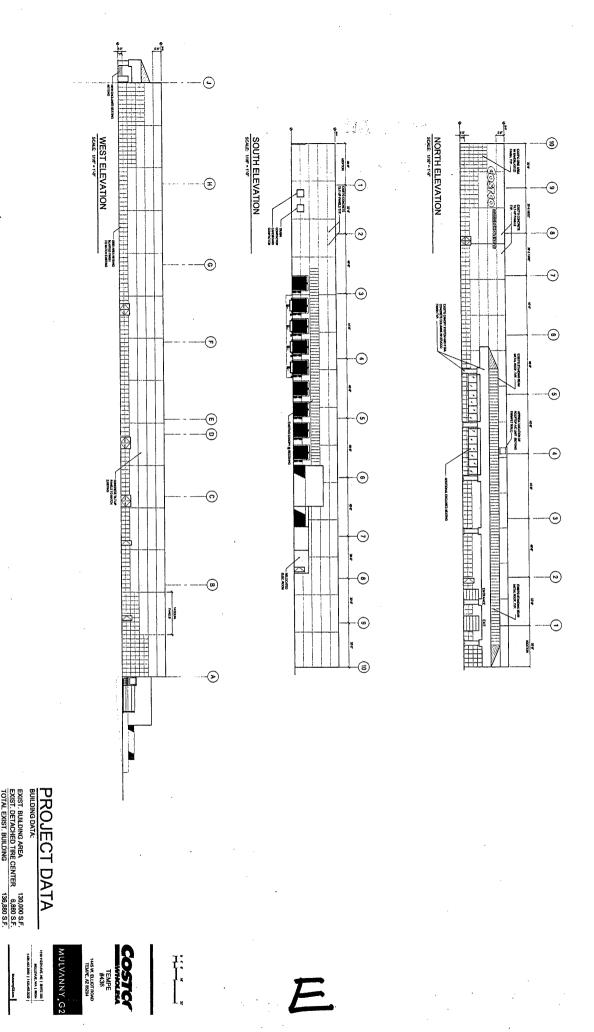
SEF: 2002.49

CI



JUL 0 2 2002.





SCEMATIC ELEVATIONS

SCEMATICS ELEVATIONS

A TOTAL NEW BULDING ADDITION

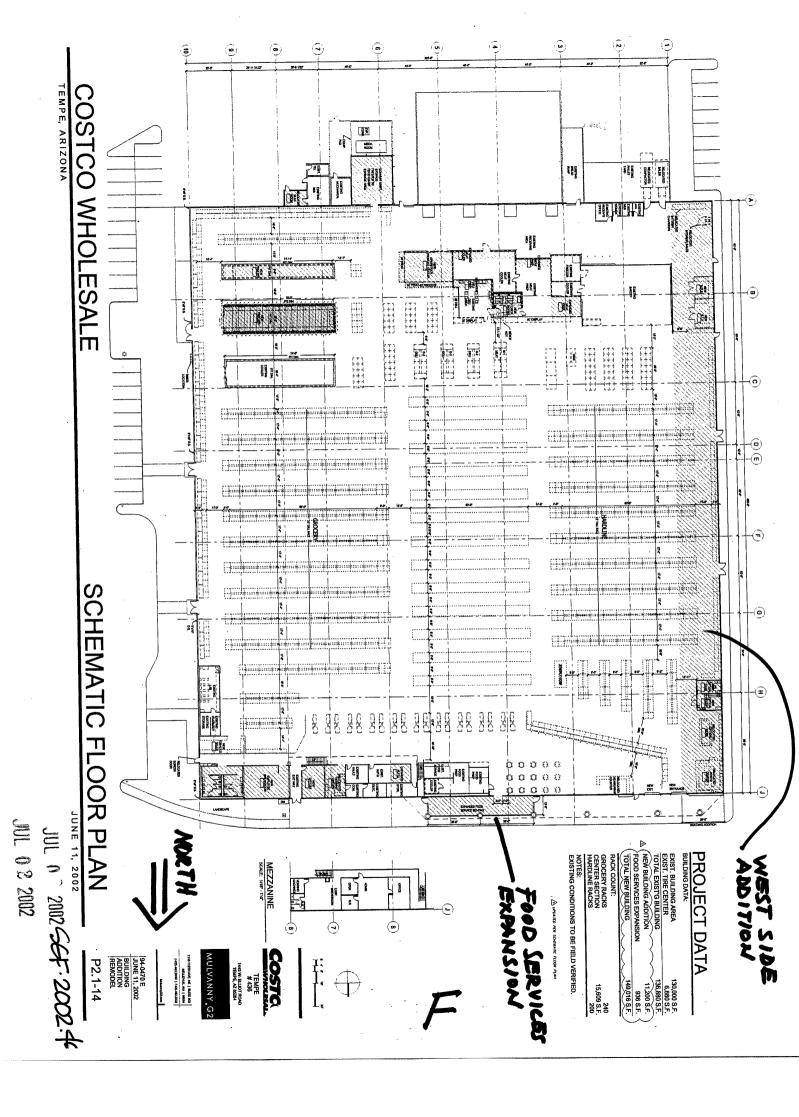
A TOTAL NEW BULDING

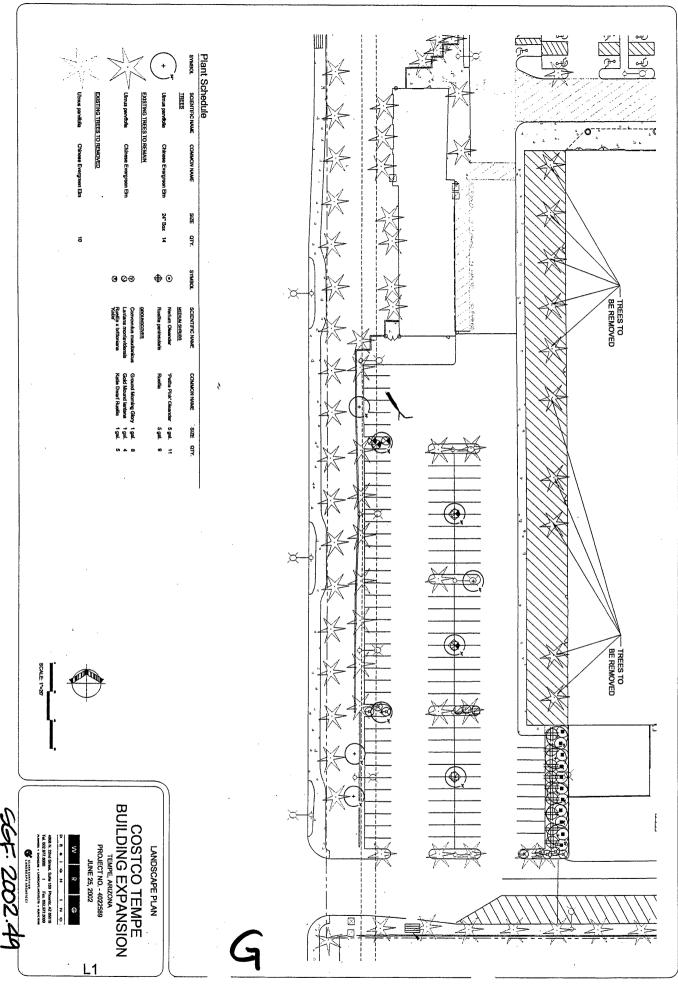
TEMPE, ARIZONA

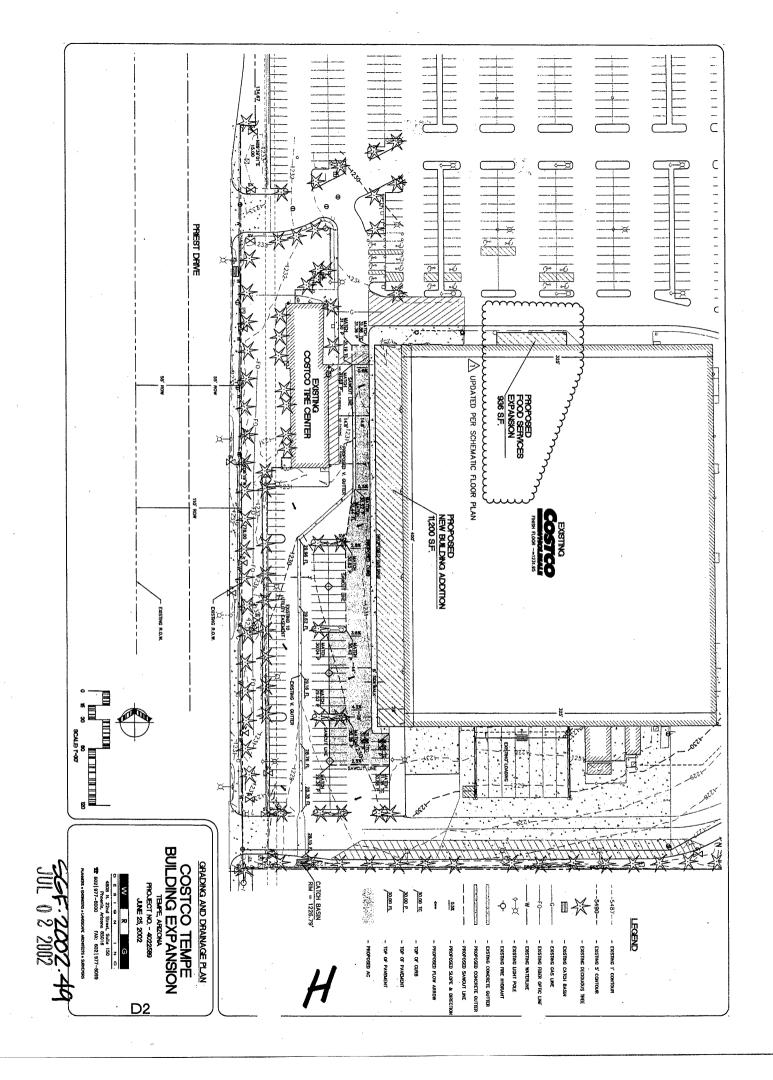
COSTCO WHOLESALE

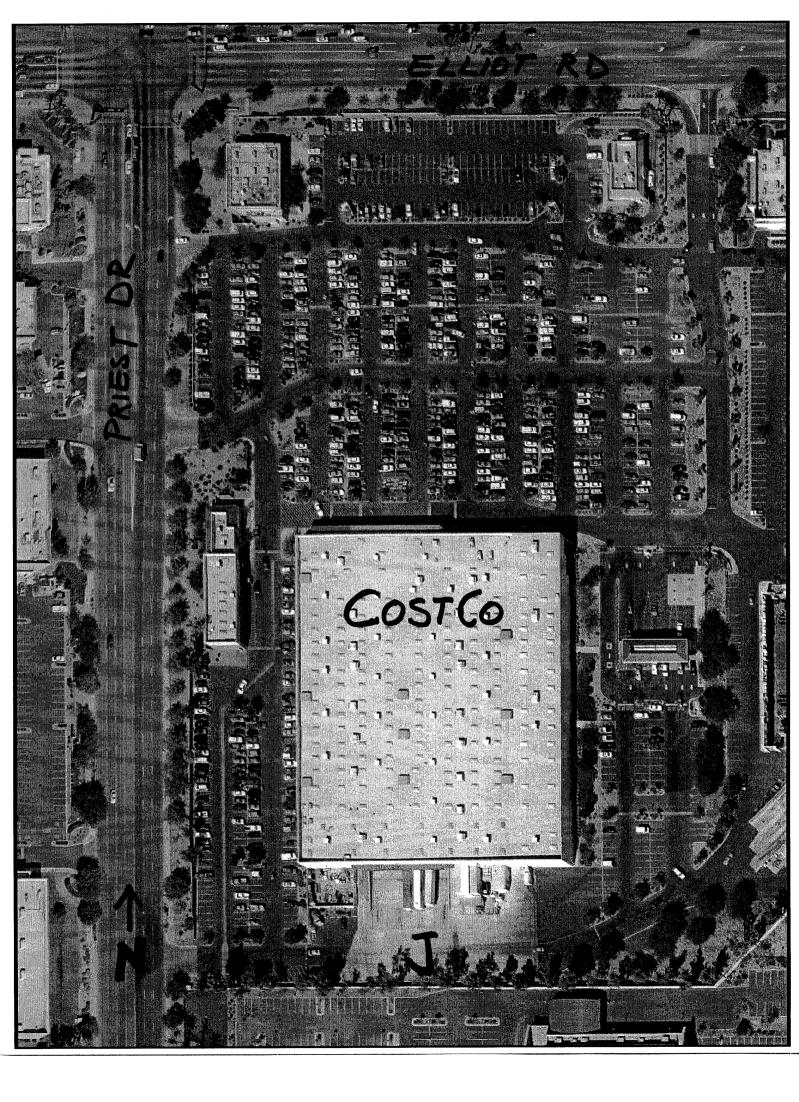
JUL 0 % 2002.49

94-047 E
JUNE 12, 2002
BUILDING
ADDITION
AND REMODEL

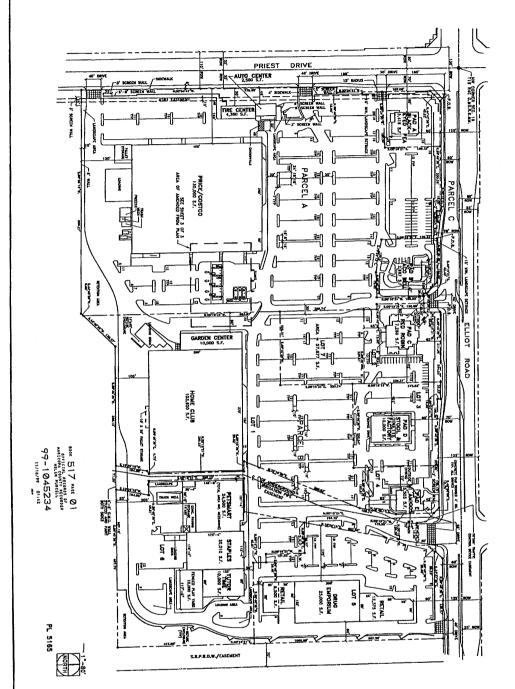








LEGACE RECURSED SECTION STORM TO SECTION AND CONTROL SET OF SECTION SE	CVE 564 - 8070 CVE 564 - 8070 CVE 564 - 8070 CVE 564 - 8070	N TO BE LOCALED ANAY FROM AN HITERSCENCY ON AN ANTERNAL STREET, NA SERVICE WITH AND THE RECURRENCE OF MAINAN LANDSCAPE STREET.	Pared A  CASE (Sept — 15.10  A PROUE PROUMS PROOF 19 NO VIOLENCE PROUE TO 4  A PROUE PROUMS PROOF 19 NO VIOLENCE PROUE TO 4  A PROUE PROUMS PROOF 19 NO VIOLENCE PROUE TO 4  A PROUE PROUMS PROUE 19 NO VIOLENCE PROUE TO 4  A PROUE PROUMS PROUE 19 NO VIOLENCE PROUE TO 4  A PROUE PROUMS PROUE 19 NO VIOLENCE PROUE TO 4  A PROUE PROUE PROUE PROUE PROUE TO 4  A PROUE PROUE PROUE PROUE PROUE TO 4  A PROUE PRO	OSE \$65F - \$1.03  FINAL REAL WAY MEALED REAL-1950 STRICK  FROM OF TO 20' M THE PEC-1 DETRICT.	PAME  AUDA 1.1582 / NEGRAMAT CARE  AUDA 1.158	CASE PROF = 94.73  CASE PROF = 9	TRYTON BOOK ROM 4: TO 3: AT PANH-MONTAGE COMMONS W THE SOUTHWEST OPERATE DISTRICT. IT WAS SETTLICE FROM 60' TO 35' MOMENT THE CAST PROPERTY LIVE. IT YARD.	As are are to the total transfer to the transfer total transfer to the transfer tran	PANCEL C/ PLATE TACO BELL PAD 8 AUTO PARONC I // 3 a.t.	1 CAMPS CENTER 1/20 LL 50 MET PARRIES (7/20 LL 1/20 LL 1/20 MET PARRIES (7/20 LL 1/20 LL 1/20 MET PARRIES (7/20 MET PARRIES	1,200 97 ARENAL B. ARROW 1/250 s.f. 344 1,250 9 BMC PARRIES 1/400 s.f. 2 PETBIANT 2	0HS		2 60 60 85	2018 21-04 MASK 26-6X FROMT REAR	641 J.III 34 1990 BETBACKS: • BY PARONE CONDUM APPOART	20.77 20.25 8.37 18.25 1 21.340 s.t. 24.510 s.t. 21.32 200 255	1,700 M.C. 6,324 S.F. 19/A ATH 6.E. + 30,443 M.L. 5,553 M.L. 1831 164 1825 AMBERT 144,078 S.F. 20,413 S.F. 24,475 C. 60,000 S.F. 5 177,300 M.L. 43,875 M.L. 23,875 164 1825	13 M AC, 72,4377 AC, 318 AC, 54,8559 AC, 3 8738 AC, 10,000 AC, 10,408 AC, 26 AC,855 AC, 10,000 AC, 10,000 AC, 10,408 AC, 26 AC,855 AC,8	STIEDATA PARCELA PARCELE PARCELC TOTAL HOLLOW BLD. PARCHOR RECTO RECTO  PARCE AND A TRAINING THE AND A TRAINING THE AND	A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA	PARCEL A COSTCO GAS STATION	PRICE CLUB PLAZA	9TH AMENDED GENERAL AND FINAL PLAN OF
	Marchae County accepted of Marchae County and Marchae County accepted to the Marchae County accepted and Marc	A VALUE BALLONG FRANT SWALL OR GETHINGO AND SERVINALL CORRESPONDED COMMISSION OF THE CORRESPONDED THE CORRES	3	•	() WITE AND SHATE DEPOSITE FUEL OF LANGUAGES (2) MENTEL AND SHATE DEPOSITE PARTICIAN CHARGES (3) MENTEL AND SHATE DEPOSITE PARTICIAN CHARGES (4) MENTEL AND SHATE DEPOSITE PAUL OF SHATE AND	(b) STORM DAWNS (c) STORM DAWNS (d) ROADWAY MEROSCHETTS INCLUDING STREET LIGHTS, CLIRE, GLITTER, BKCPATH, SDREALK, BUS BELLTER, AND BELATED ARBITRES.  FOR IT ARE SUN THAT FERD ADDRESS OF THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD, DESIRED TO THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD THE MEASURE MICHIGAN  FOR IT ARE SUN THE FERD THE FERD THE MICHIGAN  FOR IT ARE SUN THE FERD	VELLENTS.	<b>⊘</b> ⊞ 11	ž lž	( ) ( ) ( ) ( )	Hilliam Alston	David Maymon Hill for	DATE: 11/10/99	TO STATE OF THE ST	· ·	m Ka X Liki	¥.	Sale with the manual representations	DESTIFICATION OF OWNER	militaritate and minist take				10F
1 OF 3 DOG 3660 7/04/99			CONSTRUCTION TYPE: TYPE II-N AREA UNDER CANOPY: 3,248 S.F. BUILDING HEIGHT: 17'-6" (TO TOP OF CANOPY)		GOVERNING CODE: 1994 U.B.C.		APPLICANTELANING DESIGN DEVELOPMENT GROUP 7825 HAYVENHUST ANE \$1.24 VAN NUT'S CA 91.34.2 (18.1)7825-8484	11820 NORTHUP WAY #E300 BELLEVUE WA 98005 (425)882-0444	ARCHITECT MULVANNY ARCHITECTS	COSTCO WHOLESALE 999 LAKE DRIVE SESSAQUAH WA 98027 (425)313-6312	OWNER/DEVELOPER	PROJECT TEAM					RAY ROAD	KYRO	T DRIVE	UVDH KZHRAN	RANK TPLACE	DUST ROW	Poor crus	OTOUR SAFFORM



A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PARCEL A COSTCO GAS STATION

9TH AMENDED GENERAL PLAN OF DEVELOPMENT FOR PRICE CLUB PLAZA

2 OF 3 DDG 3660 7/04/90

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